



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – ALLEN FARM 16-MAS-08 Hicks Road, Bert Winston Road, Fleming Road

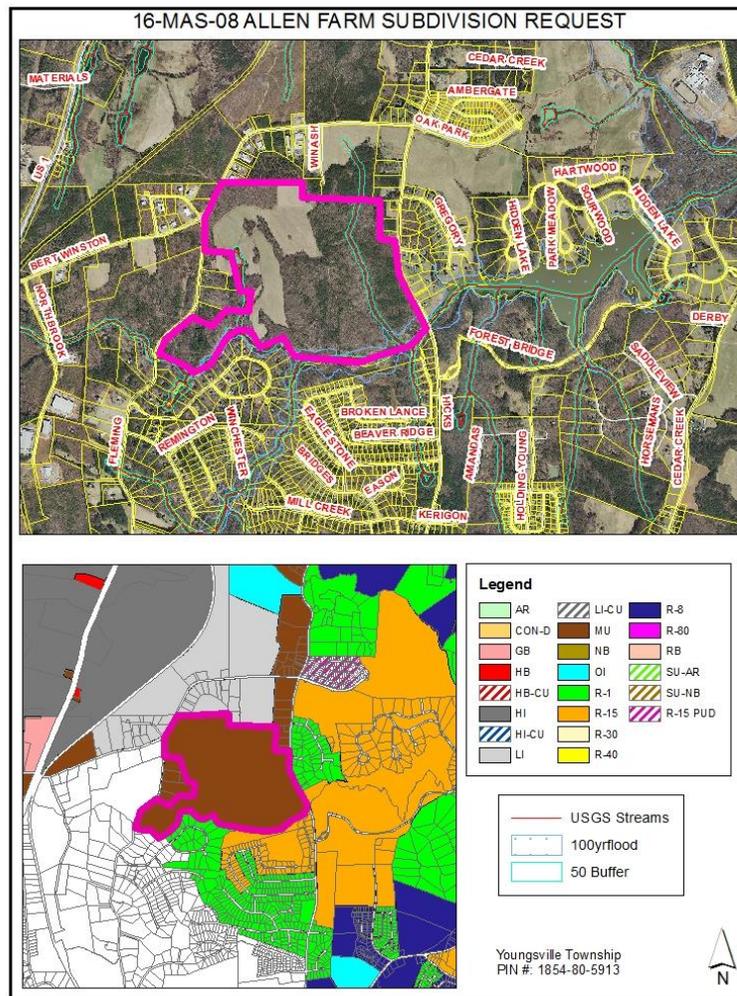
**PETITIONER(S):**

Name of Petitioner: Trinity Group Investments  
Address: 28 Hayes Way  
CityStateZip: Franklinton, NC 27525

**OWNER**

Name of Owner: Same  
Address:  
CityStateZip:

**LOCATION:**



**ATTACHMENTS:**

Site Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Trinity Group Investments	1854-80-5913	MU	323.18
		Youngsville ETJ	69.8
		<b>TOTAL</b>	<b>392.98</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	MU	Vacant/Agricultural
<b>North</b>	LI	Industrial
<b>South</b>	R-1/R-15 Residential	Residential Subdivision
<b>East</b>	R-15	Residential (Oak Park Subdivision)
<b>West</b>	Town of Youngsville ETJ	Vacant

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A preliminary plan has been submitted for Allen Farm Subdivision. The proposed subdivision is located off Hicks Rd., Bert Winston Rd., and Fleming Rd. in Youngsville Township in the Mixed Use (MU) Zoning District. The preliminary plan is for the subdivision of an approximately 323.18 acre tract into 595 lots. The subdivision is designed to be served by public water and sewer.

**PLANNING & ZONING**

**Land Use Plan:** The Land Use Plan has this property designated as Mixed Use.

**Setback and Lot Size:**

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
<i>Existing Zoning</i> MU	10,000	50	25	10	15

**Water/Sewer Service:** The development is designed to be served by public water and sewer. The water and sewer allocation will be done at the discretion of the Board of Commissioners. Staff is recommending that the development be approved conditional upon formal allocation of utilities by the BOC.

**Transportation:** The proposed subdivision is located off of Hicks Rd., Bert Winston Rd., and Fleming Rd. The NC Department of Transportation is currently reviewing the Traffic Impact Analysis.

The Traffic Impact Analysis recommends the following:

Developer Improvements:

Fleming Road and Site Drive #1

- Construct a westbound approach with one egress and one ingress lane to provide access to the site.
- Provide stop control for the site driveway approach.

Bert Winston Road and Site Drive #2

- Construct a northbound approach with one egress and one ingress lane to provide access to the site.
- Provide stop control for the site driveway approach.
- Construct an eastbound right-turn lane with 100 feet of storage and appropriate taper.

Hicks Road and Site Drive #3/ Allenbrook Lane

- Construct an eastbound approach with one egress and one ingress lane to provide access to the site.
- Provide stop control for the site driveway approach.
- Construct a northbound left-turn lane with 100 feet of storage and appropriate taper.

Capital Boulevard and Bert Winston Road

- Construct a westbound left-turn lane with a minimum of 350 feet of storage and appropriate taper.

**Environmental Issues:** There is a stream and tributaries with riparian buffers that runs through the property. There is 100-year flood plain along the southern property boundary. This property is located within the Tar-Pamlico River basin.

**Schools:** Franklinton Elementary, Cedar Creek Middle and Franklinton High are the schools that will serve this subdivision.

**PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS**

Review proposed Subdivision Request for the approval of the preliminary plan, solicit comments or questions and make a recommendation.

**PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD**

Recommend approval of the preliminary plan for Allen Farm Subdivision located on Hicks Rd, Bert Winston Rd., and Fleming Rd. in Youngsville Township for the subdivision of approximately 323.18 acre parcel into 595 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- All on-site and off-site improvements including but not limited to the following:

Developer Improvements:

Fleming Road and Site Drive #1

- Construct a westbound approach with one egress and one ingress lane to provide access to the site.
- Provide stop control for the site driveway approach.

Bert Winston Road and Site Drive #2

- Construct a northbound approach with one egress and one ingress lane to provide access to the site.
- Provide stop control for the site driveway approach.
- Construct an eastbound right-turn lane with 100 feet of storage and appropriate taper.

#### Hicks Road and Site Drive #3/ Allenbrook Lane

- Construct an eastbound approach with one egress and one ingress lane to provide access to the site.
- Provide stop control for the site driveway approach.
- Construct a northbound left-turn lane with 100 feet of storage and appropriate taper.

#### Capital Boulevard and Bert Winston Road

- Construct a westbound left-turn lane with a minimum of 350 feet of storage and appropriate taper.
- Approval by the NC DOT.
- All road designs and entrances must meet NC DOT standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Tar-Pamlico stormwater management approval.
- All 20' sanitary sewer easements shall serve jointly for access and maintenance of open space.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
  - Landscape Plan
  - Recorded Covenants
  - Street lighting plan
  - Mail center is subject to County and NC DOT approval and shall be constructed as part of Phase 1.